

Executive Summary



WICHITA... POSITIONED FOR THE NEXT CENTURY

CITY OF WICHITA CONSOLIDATED PLAN 2000-2004

BOB KNIGHT, MAYOR

Wichita The All-American City



Wichita, a three time All-American City, is the largest city and the major center of commerce in Kansas. In the last century, Wichita has grown from a wide-open cattle town of the 1870's into a major Midwest manufacturing city with nearly

340,000 people. During the 1930's, Wichita became home to the aircraft manufacturing industry. Over time, the economy has diversified to include financial services, oil, agricultural products, food service organizations, medical services and equipment, telecommunications and other high-valued-added jobs that generate over two billion dollars annually in global commerce.

Leadership Builds Wichita

Strong leadership and entrepreneurial spirit forged Wichita's economy. Men like Lloyd Stearman, Walter Beech, Clyde Cessna, and Bill Lear were the aviation pioneers that earned Wichita the title of "Air Capital of the World". Stearman's company was purchased by Boeing, Beech (now Raytheon Aircraft Co.) and Cessna companies continue today, as does Learjet (now Bombardier Aerospace Learjet). Many other Wichita business leaders have made their mark too. W.C. Coleman founded the Coleman Company, A. A. Hyde invented mentholatum and two enterprising Wichitans launched White Castle hamburgers. Energy leader, Koch Industries is the second largest privately held company in the U.S. Entrepreneurs Tom Devlin and Frank Barton created Rent-A-Center, now a global organization. Frank and Dan Carney established their first Pizza Hut in Wichita.

Wichita Is Home For New Business

A sampling of other well-known national and international companies with roots in Wichita include: Big Dog Motorcycles, Brite Voice

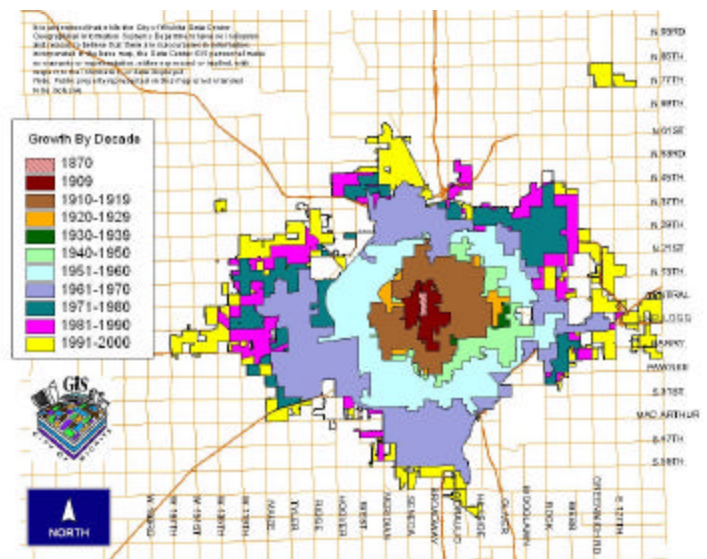
Systems, Candlewood Inn, Chance Manufacturing, IFR Systems, Lone Star Steakhouse, Hyperion Communications, Ruffin Companies, Ryan Aviation, Sheplers Western Wear Store, Summerfield Suites and The Residence Inn. The entrepreneurial spirit continues to thrive and inspires new innovations and business in Wichita.

Pioneer Spirit Stimulates Growth

Wichita is the largest City in Kansas with an estimated population of 341,080, an increase of 37,069 persons since 1990. The greatest growth occurred after 1950, at that time Wichita covered 26.4 square miles. By 2000, the City had grown to 142.7 square miles.

Most growth has occurred east, west and northwest, with population moving out from the central city. Most new development is northwest of Central and Ridge Road. During the years 1997, 1998, 1999, the total number of new residential units built were 6,017, of those 3,241 or 53% were located in the northwest area of Wichita. Commercial development has followed the same growth pattern.

Growth Map for City of Wichita



Community Profile

Looking back at Wichita's growth enables analysis of the present and assessment of the future. Planning and resource allocation will be the challenge for the future.

Located in the center of the U.S. and the agricultural heartland, Wichita has grown with great diversification in people with the ability to develop specialized economic skills. Wichita is proud of its diversification and benefits from the cultural contributions made by its citizens.

**Population by Race and Hispanic Origin
Wichita 1990/2000**

Race and Ethnic Origin	Wichita 1990		*Wichita 2000	
White	244,120	80.3%	262,479	77.5%
African American	33,815	11.1%	41,749	12%
American Indian	3,344	1.1%	4,361	1.2%
Asian or Pacific Islander	7,800	2.5%	13,311	3.9%
Other Race	36	0.1%	330	.1%
Hispanic Origin	14,896	4.9%	18,850	5.3%

Source: 1990 Census of Population and Housing. *Estimated Population

**Change In Population, Households and Housing Units In
Wichita 1960 –1990 and Estimated 2000**

	1960	1970	1980	1990	2000 *
Population	254,698	276,554	279,272	304,011	341,080
Households	80,378	92,751	110,306	123,249	145,000
Housing Units	88,478	99,920	116,649	135,069	152,000

* Source: Wichita-Sedgwick County Metropolitan Area Planning Department, 2000
Development Trends Report, preliminary draft

1999 Population By Sex

1999 Population	330,211	%Base
Male	160,602	49%
Female	169,609	51%

1999 Population By Age		
1999 Population	330,211	% Base
Under 5 Years	27,195	8%
5 to 9 years	25,975	8%
10 to 14 years	23,186	7%
15 to 17 years	12,410	4%
18 to 20 years	11,870	4%
21 to 24 years	16,344	5%
25 to 29 years	23,056	7%
30 to 34 years	26,863	8%
35 to 44 years	55,029	17%
45 to 54 years	40,689	12%
55 to 59 years	13,517	4%
60 to 64 years	11,313	3%
65 to 74 years	21,533	7%
75 to 84 years	15,322	5%
85 years and older	5,899	2%

Economic Characteristics

The service firms, manufacturing, wholesale/retail and government dominate and balance the local economy giving Wichita area the lowest unemployment rate in the state. It is projected that the number of manufacturing jobs will hold steady through 2001, thanks to the current stability in aviation. Boeing is Wichita's largest employer, with more than 16,500 workers.

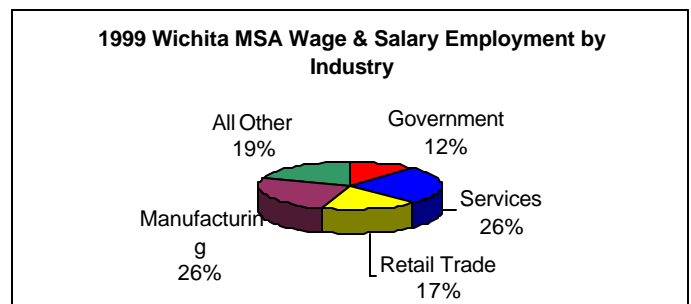
Wichita's fastest-growing industry in 2001 is expected to be construction, especially commercial construction. Much of the 2.6 percent job growth expected in 2001 can be traced to April 4, 2000 when voters approved a \$284.5 million school bond issue.

The bond money will add \$57 million of commercial construction business per year over the next five years. Overall commercial construction in 1998 was \$144 million. Ongoing road and rail construction projects will add \$150 million over the next decade.

Residential construction is expected to remain stable or sluggish through 2001. The affordability index is at an eight year low. There is a great need for middle to low-income housing.

Retail and service sector employment is expected to increase slightly, with call centers providing much of the growth. Call center employment will surpass 5,000 workers in 2001. Other segments of Wichita's service economy, including entertainment, hospitality and health care are expected to post slight declines or remain steady.

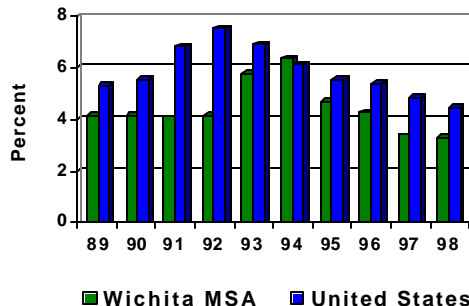
Employment in Wichita grew at a rate of 3.9 percent during 1998. However, the total wage and salary positions filled in June 2000 compared to June 1999 shrank by 0.5 percent to 286,500 positions. Service industry employed 27 percent, manufacturing employed 26 percent, wholesale/retail employed 22 percent, government employed 11.4 percent, all other jobs employed 13.4 percent.



Source: Department of Human Resources

Wichita's MSA unemployment rate averaged 3.9 percent, well below the U.S. average of 4.1 percent. Wichita's unemployment rate has been lower than the national average since 1995.

**Unemployment Rate
U.S. Versus Wichita MSA**



The median household income in Wichita was \$37,577 for 1999. The 1990 census indicated that 9.5 percent of families were below the poverty level, but poverty was much more prevalent among certain groups. Thirty-four percent of all female-head of household were below the poverty level. Additionally 31 percent of blacks, 26 percent of Asians, 24 percent of American Indians, 15 percent of Hispanics, and 14 percent of elderly were below the poverty level.

1999 Households By Income

\$150,000 or More	3,793	3%
\$100,000 to \$149,000	6,528	5%
\$75,000 to \$99,999	11,283	8%
\$50,000 to \$74,999	26,063	19%
\$35,000 to \$49,99	24,019	18%
\$25,000 to \$34,999	18,932	14%
\$15,000 to \$24,999	20,730	15%
\$5,000 to \$15,000	18,369	14%
Under \$5,000	5,466	4%
Average Household Income	\$50,787	
Median House Income	\$37,557	
Estimated Per Capita Income	\$20,980	

Wichita Housing Profile



Renter/Owner Occupied Housing Stock

148,145 housing units exist in Wichita in 1999. 14% were built before 1940. The largest housing gain was 25% between 1950 and 1960. From 1980 to 1990, 18,420 units were added. 80,630 owner occupied, 41% were renter-occupied.



Conditions

Approximately 84,000 units contain lead-based paint. There are approximately 12,000 substandard rental units. Approximately a thousand units are in very poor and unsound condition, not suitable for rehabilitation.



Affordable Housing

Single family unit average cost in 1999 was \$104,632, a 67% increase from 1990. In 1992 a two bedroom apartment rented for \$394 in 1999 the rent was \$489 a 24% increase.

Public Housing	583 units
Public Section 8 Housing	2,000 units
Private Section 8 Housing	1,000 units

Barriers to Affordable Housing

- ✓ The City of Wichita has recognized and adopted a new unified zoning code. The code's provisions for accommodating housing are generous as the City has a number of zoning districts that are available to single-family and multi-family housing development.
- ✓ The City of Wichita waives fees for properties in designated State and Federal Neighborhood Revitalization Strategy Areas and in the City's own Local Investment Areas.
- ✓ The existing infrastructure is not a barrier to overall growth limits to the housing supply in Wichita.
- ✓ Tax policies negatively affect housing affordability. Legislation was passed which permits local governments to rebate taxes on improvements located in Neighborhood Revitalization Strategy Area.
- ✓ Wages are not keeping pace with rising housing costs. A household needs to earn a minimum of \$11.00 per hour to afford a two-bedroom apartment.

Characteristics of the Housing Market

- Small increase in owner occupancy rates.
- Most active development located in the northwest and east areas of Wichita.
- Large numbers of private market apartments have been constructed.
- 400 Low-Income Housing Tax Credit units are located throughout the City.
- A significant decrease in the number of new homes built is priced under \$120,000.
- There are 8,078 (out of 10,591) vacant lots in the City that are considered "Vacant Residential Land". 1,035 (out of 8,078) of them fall within the City's "Local Investment Areas", and 1,782 (out of 8,078) of them fall within the City's State and HUD Revitalization Areas.

Citizen Participation

The City of Wichita establishes and ranks priority needs based on citizen and community feedback. In partnership with over 300 private and public agencies, as well as private citizens, the City sought the widest views of community concerns and needs.



Needs and Concerns for Wichita

Housing Needs

Household characteristics and current housing needs in Wichita are not expected to change substantially within the next 5 years. Modest population growth is forecast and a corresponding modest demand for additional housing is anticipated. A 9-year projection suggests that the population will grow approximately 0.65 percent per year. This translates into an annual demand for about 700 additional housing units.

Affordable Housing Needs

Affordable housing needs have been assessed by income level. Forty-three percent of Wichita households are considered to have low-or moderate-incomes. Twenty-seven percent of households have housing problems consisting of one or more of the following: severe financial burden caused by spending 50% of income for housing, inadequate kitchen space, limited bathroom facilities or overcrowding.

Homeless Needs

On any given night in Wichita, there are an estimated 579 homeless individuals in shelter beds, on the streets, or in hotel/motel/ paid care. This population includes abused women and children, elderly poor, single men and women, persons with physical and mental disabilities, emotionally disturbed, substance and alcohol addicted, unemployed, families, children, and runaway youth. Fifty percent of Wichita's sheltered homeless are females, many of whom are single mothers caring for their children. Wichita has 11 facilities operating to help the homeless. The current inventory of emergency and transitional beds is inadequate.

Public and Assisted Housing Needs

The Wichita Housing Authority currently administers 583 conventional public housing units consisting of 226 elderly/disabled and 357 single family, scattered homes. The physical condition of all properties is above average. Section 8 certificates and vouchers serve 1,429 households. There are 50 Section 202 units for people requiring special needs provided by private housing organizations. A total of 3,480 names are on the Housing Authority's waiting list.

Community Development Needs

Non-housing community needs include not only physical needs such as public facilities and infrastructure, but also ongoing service needs such as community health care and operation of neighborhood and community centers. Completion of all the higher and medium priority programs would cost an estimated \$14,200,000. The community developments needs identified are as follows:

- Community policing, safety and security, and public safety programs
- Youth services programs, training, employment, and programs to assist youth and families
- Small business development, business expansion and retention, new business

development, and minority business opportunities

- Assistance for victims of domestic violence
- Commercial-industrial rehabilitation in downtown
- Neighborhood stabilization

Citizen Participation Process

The Citizen Participation Plan is the process by which the City of Wichita identifies the policies and procedures to be used to permit citizen participation and involvement in programs/activities under U.S. Department of Housing and Urban Development (HUD) Five-Year Consolidated Plan. All citizens, including low and moderate income persons, persons living in slum and blighted areas, minorities, non-English speaking persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons/agencies and residents of public and assisted housing developments are encouraged to participate in the development and review of the HUD Five-Year Consolidated Plan, Annual One-Year Action Plan, Substantial Amendments to the plans and the Consolidated Annual Performance and Evaluation Report (CAPER).

District Advisory Boards and Mini City Halls

The City of Wichita has established District Advisory Boards (DAB) to bring City services to the people. Six boards representing each City Council District is comprised of eleven members who live in the district. Each DAB is housed in a Mini City Hall, where citizens can conduct City business. This also allows DAB members to work closely with neighborhood organizations, homeowners associations and community-based groups to overcome obstacles to citizen actions and involvement with neighborhoods and community. Each DAB will serve as a vehicle for citizen involvement, education and input; and a forum for citizens to provide comments and direction to address issues of concern for the District and community.

Planning and Development for our Community

Action Plan

The City of Wichita has submitted individual proposed projects for funds received from the Department of Housing and Urban Development. Wichita will utilize \$3,760,000 in Community Development Block Grant (CDBG) funds, \$1,861,000 in Home Investment Partnership (HOME) funds, and \$133,000 in Emergency Shelter Grants (ESG) in 2000/2001. CDBG reprogrammed fund from prior years in the amount of \$83,000 and estimated program income of \$338,700 will also be available for CDBG projects. In addition the City has received private commitments in the amount of \$6,000,000, HUD Section 108 loan guarantee of \$3,000,000 and funding from HUD Economic Development Initiatives in the amount of \$1,000,000 for the Business Assistance Program.

The Consolidated Plan Process

The Consolidated Plan is collaborative process through which a community identifies its housing, homeless and community development needs and establishes goal, priorities and strategies for addressing those needs. The City of Wichita Consolidated Plan for 2000-2004 primary focus will be to address the following:

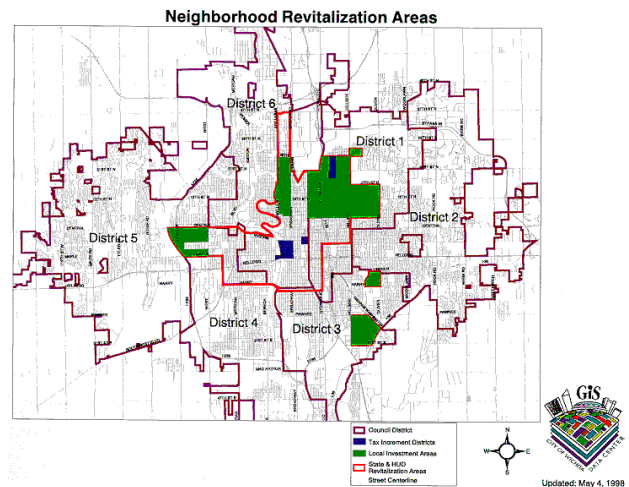
- Affordable Housing
- Neighborhood Revitalization
- Economic Development

Wichita in the 21st Century

The City of Wichita will enter the 21st Century by addressing priority needs identified in the HUD Five-Year Consolidated Plan (2000-2004). Developing and initiating a comprehensive citizen participation process the City of Wichita has established objectives meeting short term and long term priority needs. The City will continue to annually focus CDBG and HOME funding on the HUD Neighborhood Revitalization Strategy Areas, creating long-term growth, economically empowering low/moderate income persons and continuing elimination of slum and blighting conditions.

Neighborhood Revitalization

The City of Wichita has been divided into three Neighborhood Revitalization Strategy Areas and five Local Investment Areas. A significant amount of the Consolidated Plan funds are to be used in these areas for housing activities, infrastructure improvements and inner city redevelopment in accordance to the City of Wichita incentives.



Infrastructure Building

The City of Wichita annually addresses infrastructure needs by replacing and upgrading deteriorating streets, sidewalks, curbs and gutters. Building community streets and sidewalks enhances safety and flow of traffic, which will stimulate growth in the Neighborhood Revitalization Areas.

Community Service

It is City's objective to continue developing and providing a high level of Public Service. Public Service Programs are crucial to the growth and development of the community.

Health Care

CDBG program provides funding for two health stations available to people residing in the Northeast and Planeview Local Investment Areas. The City's objective is to bring health care to children and adults in these areas who would not otherwise have the benefit of health care.

Mini City Halls

Included in the 2000/2001 Action Plan is the development of four “Mini City Halls”. The objective is to take City Hall and the services to those who do not have the transportation or the ability to travel to downtown Wichita.

Job Training

The City’s objective to stimulate the economy through job training programs has seen results though the completion of the Cessna 21st Street Training Facility, which offers education, occupational training, and on-site housing to public assistance recipients seeking employment.

HOME Program

Local lending institutions, including Intrust Bank, Emprise Bank, Commercial Federal Bank, Capitol Federal, Fidelity Bank, Bank of America, and Commerce Bank participate in the City’s HOMEownership 80 program by providing first mortgage loans to low-income families in the City’s Local Investment Areas.

Community Housing Development Organizations

Two local City-designated Community Housing Development Organizations, Mennonite Housing Rehabilitation Services, Inc. (MHRS), and Community Housing Services, (CHS), provide subsidies in connection with affordable housing initiatives.

Housing Assistance Programs

The City has also received an Affordable Housing Program grant in the amount of \$250,000 from the Federal Home Loan Bank through Commercial Federal Bank. This funding will enable the City to provide homeownership assistance in the City’s Neighborhood Revitalization Area.

Homeless Programs

The City of Wichita spends more than \$2 million in mainstream resources to supplement the continuum of care for homeless persons. In partnership with United Way and FEMA, the City and its partners provide over \$4 million for homeless needs.

Business Assistance Program

The City of Wichita has developed a Business Assistance Program (BAP). Total funding for the program is \$10,000,000. The loan program is designed to provide the opportunity for qualified, eligible, small and minority for-profit businesses, both existing and start-up firms, located within the Neighborhood Revitalization Strategy Area. Through the Business Assistance Program, qualified businesses will create a minimum of 117 jobs that will be available to low and moderate-income people.

The City of Wichita publishes several documents that may be of interest to your organization.

These documents are available through:

Online:

www.wichitagov.org

- ✓ <City of Wichita 2000-2004 Consolidated Plan>
- ✓ <City of Wichita One-Year Action Plan>
- ✓ <City of Wichita Citizen Participation Plan>
- ✓ <Neighborhood Revitalization Plan>

Public Libraries

- ✓ Consolidated Annual Performance and Evaluation Report (CAPER)
(Available only in print)

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